

MULTIFAMILY DEVELOPMENT OPPORTUNITY

MILL 99

AT RITCHIE



±34,701 SF Shovel-Ready Development Land
in the Ritchie Neighbourhood

9905 - 80 AVENUE NW | EDMONTON, AB



MILL 99

INVESTMENT SALE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) is pleased to offer a 100% freehold interest in **Mill 99 Development Lands** located at **9905 - 80 Avenue NW** in Edmonton, Alberta (referred to herein as the “Site” and/or “Mill 99 Lands”).

Mill 99 Lands, located in the desirable and trendy Ritchie neighbourhood, is surrounded by a plethora of amenities. In-place zoning affords design flexibility, including a two-building mixed-use development, or construction of a single six-storey multifamily building.

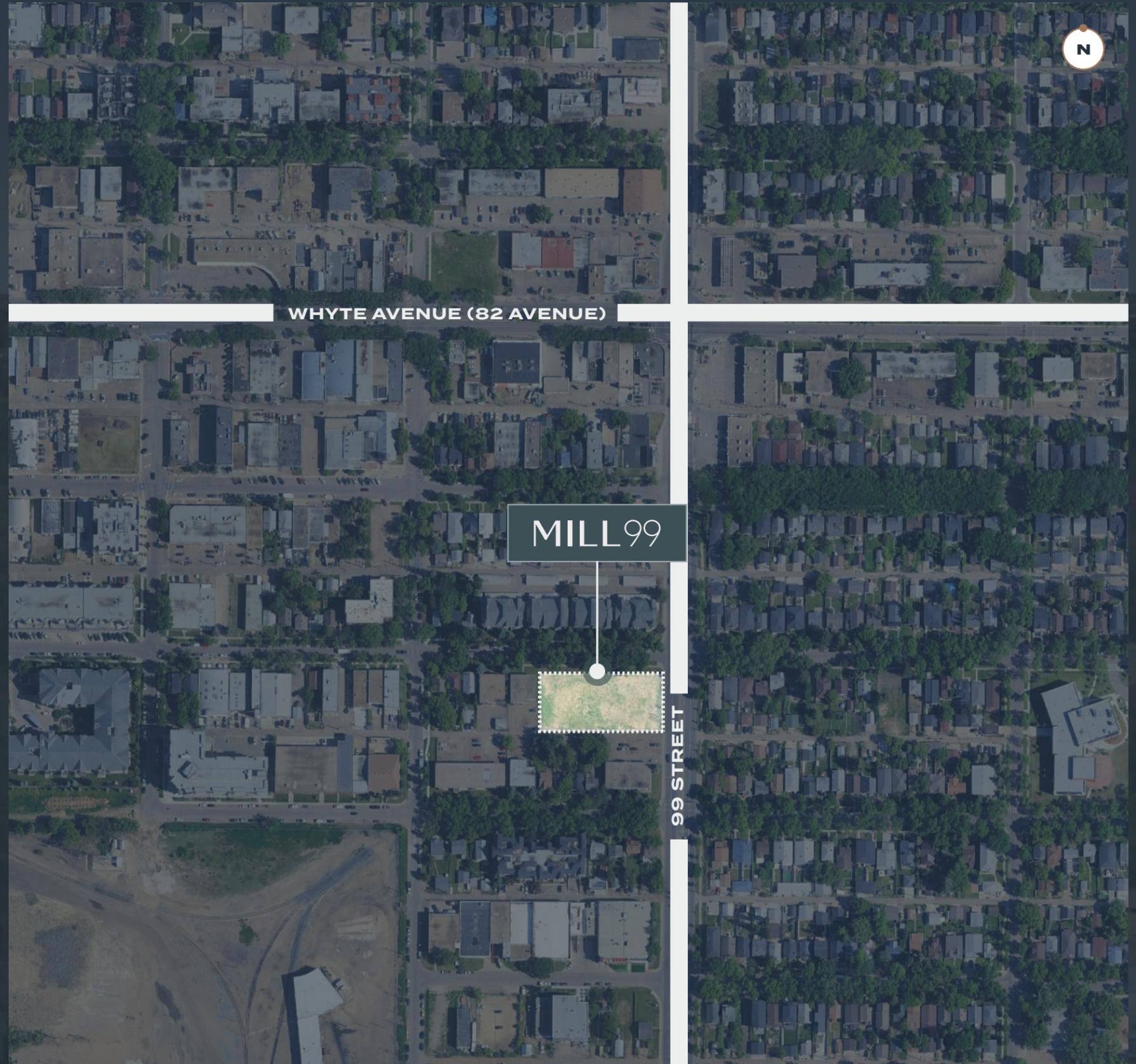
The location combines character charm with modern urban convenience, offering future residents authentic community atmosphere alongside contemporary lifestyle amenities. The Site provides immediate access to Old Strathcona’s vibrant commercial district, recognized as Edmonton’s premier entertainment, dining, and cultural destination. The University of Alberta, river valley and trail systems, and Downtown Edmonton are all in close proximity and connected by transit access.

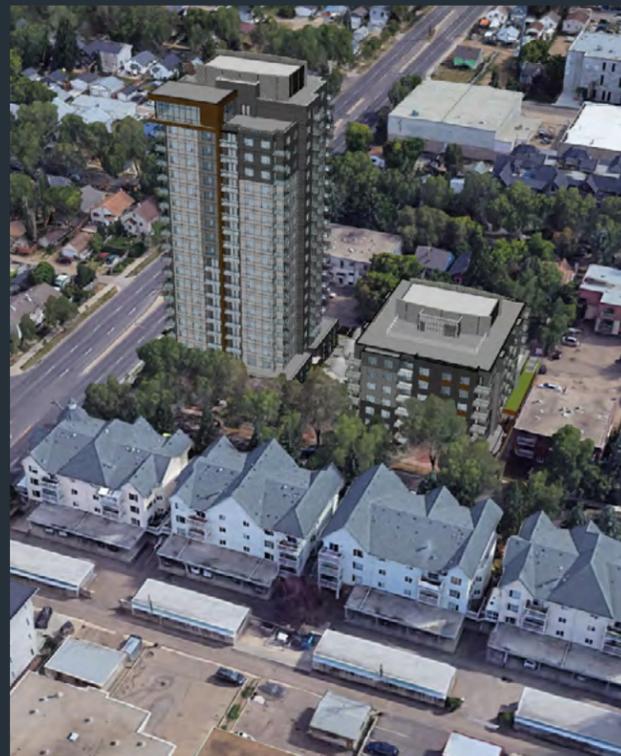
All inquiries regarding Mill 99 Lands should be directed to JLL Capital Markets, Multifamily:

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MUNICIPAL ADDRESS

— 9905 - 80 Avenue NW, Edmonton



LEGAL ADDRESS

— Plan 2321737; Block 40; Lot 8B



TOTAL SITE AREA

— 34,701 SF



ZONING

— Site Specific Development Control Provision (DC2 (1242))



MAX FLOOR AREA RATIO (FAR)

— 5.5



MAX DWELLINGS

— 230

DESIGN

SCENARIOS



CURRENT PLANS

Two-Building Mixed-Use

	BUILDING A		BUILDING B	
# of Storeys	6		19	
Suite Mix Breakdown	Studio	10	Studio	16
	One-Bedroom	29	One-Bedroom	54
	Two-Bedroom	19	One-Bedroom+Den	9
	Three-Bedroom	4	Two-Bedroom	70
			Three-Bedroom TH*	5
Total —	62	Total —	154	

BUILDINGS A & B

PROPOSED FAR — 5.3

TOTAL DEVELOPMENT AREA — 179,380 SF

COMMERCIAL SPACE — 1,200 SF

SUITE MIX —

Studio 26 (12%)
 One-Bedroom 83 (39%)
 One-Bedroom + Den 9 (4%)
 Two-Bedroom 89 (41%)
 Three-Bedroom 9 (4%)

Total: 216 Suites

PARKING —

Surface: 7 Stalls + 2 Loading Stalls
 Underground: 144 Stalls (2 Levels)



ALTERNATIVE PLANS

Six-Storey Single Building

TOTAL BUILDING AREA — 121,034 SF

ZONING — Site Specific Development Control Provision DC2 (1242)

SUITE MIX —

One-Bedroom (536 SF) 66 (49%)
 Two-Bedroom & Two-Bath (852 SF–873 SF) 58 (43%)
 Three-Bedroom & Two-Bath (1,198 SF) 12 (8%)

Total: 136 Suites

PARKING — 108 Underground Parking Stalls

*Townhomes

INVESTMENT

HIGHLIGHTS

Development Flexibility

Mill 99 Lands offer two development scenarios, providing strategic optionality for market positioning.

CURRENT DEVELOPMENT PLANS:

A two-building, mixed-use project featuring 216 residential suites across a six-storey (Building A, 62 suites) and 19-storey (Building B, 154 suites) configuration, with a proposed FAR of 5.3 and total development area of 179,380 SF.

The project includes 1,200 SF of commercial space and 151 parking stalls across surface and two-level underground facilities.

ALTERNATIVE DEVELOPMENT PLANS:

A more conservative approach featuring a single, six-storey wood-frame building with 136 suites and 121,034 SF of building area, supported by 108 underground parking stalls.

This option operates within a protective zoning framework that remains valid if permits are not obtained within five years of the June 26, 2023 Charter Bylaw passage.

Within the current Zoning Bylaw, in the event that the owner/developer does not obtain a valid Development Permit and Building Permit for a principal building within five years of the passage of Charter Bylaw (dated June 26, 2023) adopting this Provision, development of the Site shall be in accordance with this Provision, except that:

- a) the maximum Height shall be 23.0 m; and,
- b) the maximum FAR shall be 3.0.

CONCEPTUAL RENDERINGS OF CURRENT DEVELOPMENT PLANS



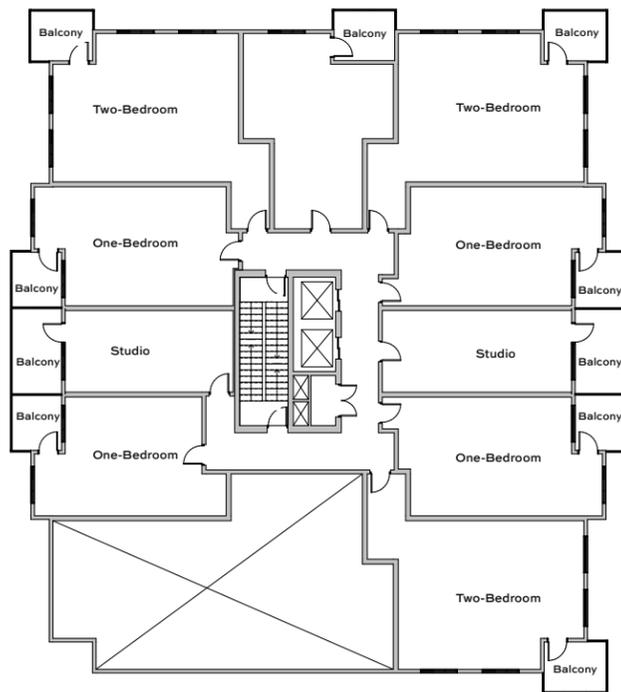
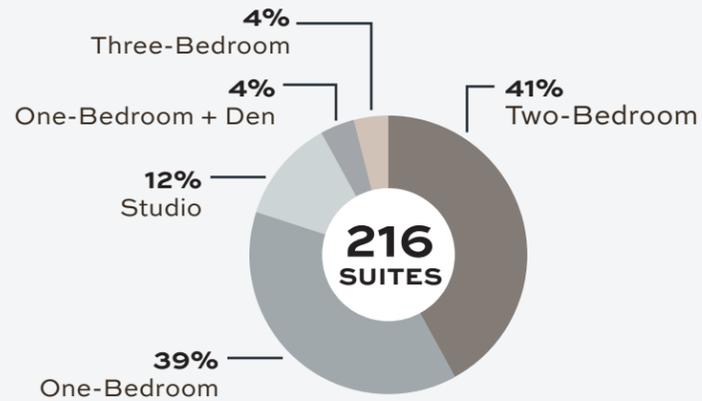
INVESTMENT HIGHLIGHT

Strong Suite Mix Diversity

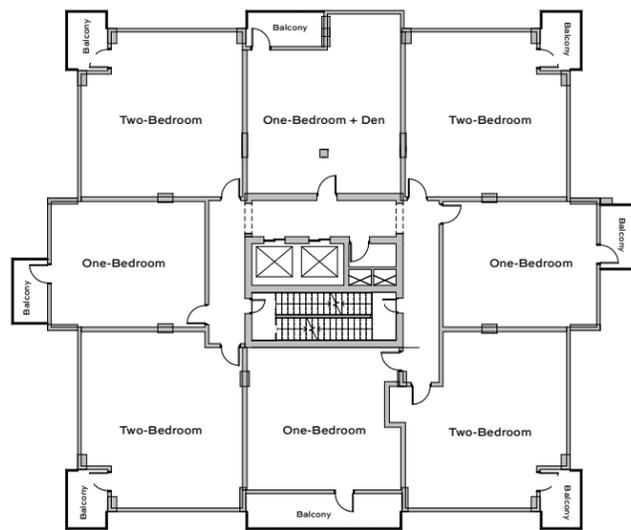
The current development plan delivers a well-balanced suite composition of studio, one-, two, and three-bedroom suites.

This diversified product mix addresses multiple market segments and tenant demographics, from young professionals to growing families.

SUITE MIX COMPOSITION
BUILDING A & B



Building A | Floor 2



Building B | Floors 10-18

TYPICAL FLOOR PLANS

Efficient Density Utilization

With a proposed FAR of 5.3 approaching the maximum allowable 5.5, Mill 99 Lands maximizes land efficiency while remaining within regulatory parameters. This positions the project to capture strong development economics and per-unit land cost efficiency.



Risk Mitigation Through Zoning Protection

The alternative development scenario provides downside protection, ensuring the site retains viable development rights even if market conditions delay execution of the primary plan.



INVESTMENT HIGHLIGHT

Outstanding, Amenity-Rich Location

Mill 99 Lands is located in the highly desirable Strathcona area, one of Edmonton's most established and sought-after neighbourhoods.

This historic district combines character charm with modern urban convenience, offering residents authentic community atmosphere alongside contemporary lifestyle amenities. The location provides immediate access to Old Strathcona's vibrant commercial district, recognized as Edmonton's premier entertainment, dining, and cultural destination.

WITHIN 1 KILOMETRE RADIUS

● RESTAURANTS

1. JMT Korean Cuisine
2. Arbour on Whyte
3. Made by Marcus
4. Julio's Barrio
5. The Mash
6. Damso Izakaya
7. Yelo'd Ice Cream
8. Leopold's Tavern
9. Tacos on Whyte
10. Beb's Bagels
11. Hudson's Pub
12. Dorinku Tokyo Street Food
13. MKT Beer Market
14. Under The High Wheel
15. Pablo Cheese Tart
16. Taqueria el Chingon
17. Pho Phat
18. Tiki Tiki
19. Red Swan Pizza
20. Old Szechuan Restaurant
21. Chicken House & Catering
22. Darling

● COFFEE SHOPS

1. Remedy Cafe
2. PACT Coffee
3. Cafe Bel-Air
4. ACE Coffee Roasters
5. The Woodruff Cafe
6. Nuttea Cafe
7. Nero Cafe
8. Bonjour Bakery
9. Take Care Cafe
10. Mill Creek Cafe

ALONG WHYTE AVENUE

SHOPS (FROM 109 ST - 96 ST)

- RBC Royal Bank
- Crankpots Ceramic Studio
- Circle K
- Stylus
- The Observatory Opticians
- The Designer Hub Ltd.
- Scotiabank
- When Pigs Fly
- Shades of Grey Tattoo
- gravitypop
- John Fluevog Shoes
- Vivid Print
- The Plaid Giraffe
- Wee Book Inn
- Station Park
- Blush Lane Organic Market
- Spiritleaf
- Goodwill Whyte Ave
- Esso
- 7-Eleven
- Creekside Daycare
- PRW



INVESTMENT HIGHLIGHT

Whyte Avenue Entertainment District Access

Residents will enjoy exceptional connectivity to Whyte Avenue (82nd Avenue), Edmonton's most dynamic urban street renowned for independent retailers, restaurants, cafes, breweries, live music venues, and cultural attractions.

This pedestrian-oriented commercial corridor delivers walkable urban lifestyle amenities that enhance property value and tenant appeal, particularly among young professionals and urban-oriented households.

Whyte Avenue



The Fringe Festival



Whyte Avenue | Dining & Shopping Destination



University of Alberta: 8-Minute Drive



University of Alberta & Downtown Edmonton Proximity

The Site benefits from close proximity to the University of Alberta campus, as well as downtown Edmonton.

University of Alberta is one of Canada's leading research institutions with over 40,000 students and 15,000 faculty and staff. This creates sustained demand from students, academic professionals, and university-affiliated individuals seeking quality housing nearby.

Mill 99 Lands' position provides rapid access to downtown Edmonton's central business district, government offices, and emerging mixed-use developments. The short commute distance appeals to professionals working in the downtown core, while maintaining the residential character and lifestyle benefits of the Strathcona neighbourhood.

Downtown Edmonton: 8-Minute Drive



INVESTMENT HIGHLIGHT

Proximity to Large Employment Hubs

The Site's location is strategically located within a 15-minute drive to several large employment hubs such as University of Alberta campus, Central Business District, Southeast Edmonton Industrial, and South Edmonton Common.

The Site's central location offers residents the ability to quickly commute back and forth, making it extremely desirable from an affordability perspective.

01

10-12 MINUTE DRIVE

University of Alberta employs a diverse workforce of over 15,000 faculty and staff, including academic, administrative, technical and support personnel.

University of Alberta Hospital, Stollery Children's Hospital, Mazankowski Alberta Heart Institute, and Kaye Edmonton Clinic which are governed by Alberta Health Services—Alberta's largest employer—are within proximity to the post-secondary institution, providing an even greater workforce of physicians and staff.

02

10-15 MINUTE DRIVE

Central Business District offers a wide range of opportunities within the Financial Core, as well as ICE District and Government District nearby.

03

5-15 MINUTE DRIVE

Southeast Edmonton Industrial is one of the region's most active and prominent industrial hubs with approximately 55 million square feet of inventory. Edmonton is a thriving industrial hub, closely tied to Alberta's resource-rich activities.

04

15 MINUTE DRIVE

South Edmonton Common is Edmonton's largest open-air power centre for dining, shopping and entertainment, with over 2.3 million square feet of space. Anchor tenants include IKEA, Walmart, Real Canadian Superstore, Home Depot, RONA, and the REC Room.

05

OTHER NOTABLE CENTRES
15-20 MINUTE DRIVE

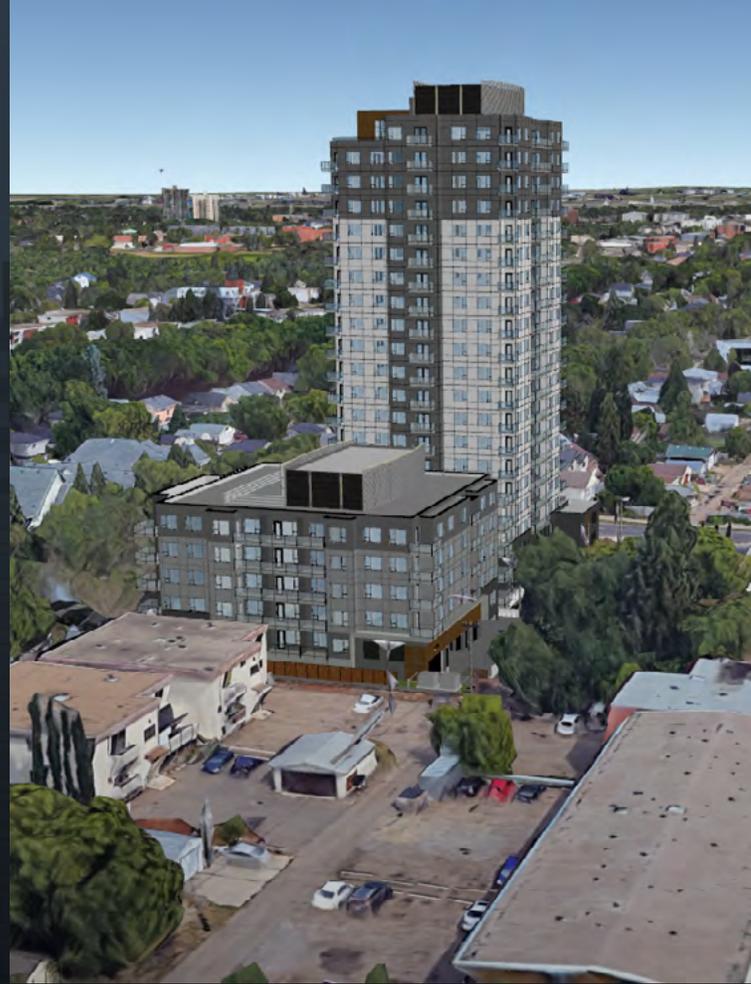
- Grey Nuns Community Hospital
- MacEwan University
- NAIT
- Royal Alexandra Hospital



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OFFERING PROCESS

JLL Capital Markets has been retained by the Vendor as the exclusive listing agent for the sale of Mill 99 Lands.

The Site is being offered to market unpriced. No offer, regardless of form or content will create any binding legal obligation upon the Vendor or the Advisor until fully executed by the Vendor and Purchaser.

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